154.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	672,500 / 672,500
					USE VALUE:	672,500 / 672,500
					ASSESSED:	672,500 / 672,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
815		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SACH DAVID RICHARD & AMY ROWAN
Owner 2:	
Owner 3:	
Street 1:	815 CONCORD TURNPIKE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHEN RODGER -
Owner 2:	-
Street 1:	815 CONCORD TURNPIKE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Wood Shingle Exterior and 1865 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	262,100		410,400	672,500
Total Card	0.115	262,100		410,400	672,500
Total Parcel	0.115	262,100		410,400	672,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.69 | /Parcel: 360.69

Legal Description

User Acct 102846

GIS Ref

GIS Ref

Insp Date 12/13/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 154.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	262,100	0	5,000.	410,400	672,500		Year end	12/23/2021
2021	101	FV	254,100	0	5,000.	410,400	664,500		Year End Roll	12/10/2020
2020	101	FV	254,100	0	5,000.	410,400	664,500	664,500	Year End Roll	12/18/2019
2019	101	FV	201,000	0	5,000.	384,800	585,800	585,800	Year End Roll	1/3/2019
2018	101	FV	201,000	0	5,000.	318,100	519,100	519,100	Year End Roll	12/20/2017
2017	101	FV	201,000	0	5,000.	292,400	493,400	493,400	Year End Roll	1/3/2017
2016	101	FV	201,000	0	5,000.	266,800	467,800	467,800	Year End	1/4/2016
2015	101	FV	189,500	0	5,000.	261,600	451,100	451,100	Year End Roll	12/11/2014

!12125!

PRINT

Date	Time
12/30/21	13:58:45

LAST REV

Date	Time
12/26/19	13:30:31
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12125

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHEN RODGER,	63548-239		4/30/2014		451,000	No	No		
CHEN SIU,	56432-435		2/8/2011	Convenience	10	No	No		
CHEN WEN TSAI	48093-171		8/31/2006	Family	200,000	No	No		
CHEN JIUNN D	36175-5		8/20/2002	Family	99	No	No		
WELLS ROBERT E-	30881-117		11/19/1999		263,000	No	No		
	15532-551		4/1/1984		110,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2019	1505	Renovate	67,495					
1/17/2017	55	Porch	6,000	C				
6/11/2012	723	Window/S	47,735					VINYL SIDING & TRI
5/11/1998	269	Redo Bat	6,000					REMODEL BATH
8/4/1993	388		15,000					REMODEL KITCHEN/WI

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2015	SQ Returned	MM	Mary M
7/19/2012	Info Fm Prmt	BR	B Rossignol
12/13/2008	Meas/Inspect	197	PATRIOT
6/19/2000	MLS		
11/30/1999	Mailer Sent		
11/23/1999	Measured	256	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102846
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.03	9			Med. Tr	-10					410,400						410,400	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	410,400	Spl Credit		Total:	410,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.21315360
Const Adj.:	0.98990101
Adj $ / SQ:	162.122
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	421983
Depreciation:	159931
Depreciated Total:	262051

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

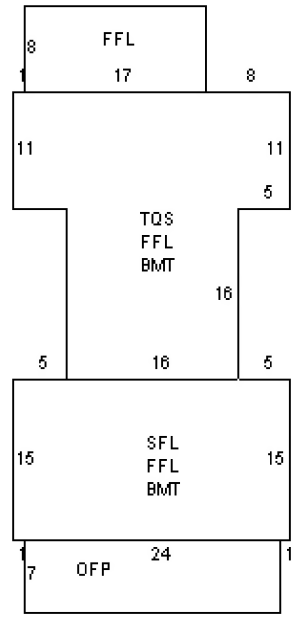
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	162.12
Special Features:	0	Val/Su Net:	88.40
Final Total:	262100	Val/Su SzAd	140.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,068	162.120	173,146
BMT	Basement	932	48.640	45,329
TQS	3/4 Story	407	162.120	65,903
SFL	Second Floor	390	162.120	63,227
OFP	Open Porch	168	26.060	4,377

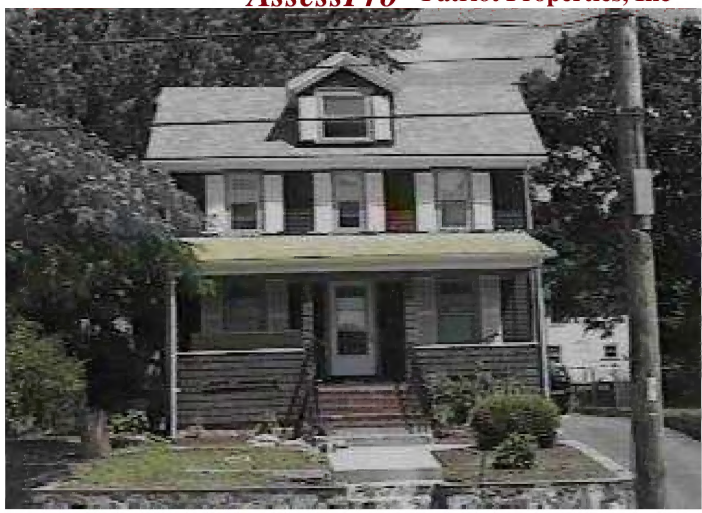
Net Sketched Area:	2,965			Total:	351,981
Size Ad	1864.5	Gross Area	3100	FinArea	1865

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

154.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	